

Each Keller Williams office is individually owned and operated.

74 DRUID HILL ROAD | SUMMIT



Welcome to 74 Druid Hill Road, a spectacular 3 Bedroom, 2 Bathroom Ranch with plenty of room to grow with an already framed Second Story and an unfinished Lower Level that runs the full length of the house. Don't miss this home on one of Summit's most coveted blocks within walking distance to Brayton Elementary and Memorial Field, and in close proximity to New York City, Midtown Direct train, excellent restaurants/shopping and all Summit has to offer.

Drive up the breathtaking tree-lined street and take in this home's curb appeal with a charming brick and cedar shingle exterior, stately bluestone walkway and welcoming landing/front porch area perfect for rocking chairs. Step inside the spacious Entry Foyer with gleaming hardwood floors, large Coat Closet and view of the gorgeous Living Room. Walk into the huge blissful Living Room with a beautiful fireplace with lovely millwork and stone surround and oversized windows (including a bay window) where light literally pours in. Flow easily through a Butler's Pantry with custom built ins into the luminous Dining Room with stately wainscoting, a huge window with window seat overlooking the picturesque backyard and a designer wood grain pendant light fixture imported from Spain. The Dining Room flows seamlessly into the exquisitely renovated Gourmet Chef's Dream Kitchen. The sun-drenched Gourmet Kitchen is flawless with custom Poggenpohl cabinets, Caesarstone countertops, Ann Sacks tile and top of the line appliances. Tons of custom storage, an oversized island with seating for four and a door leading out to a Bluestone Patio make the Kitchen the highest in form and function. Looking for a quiet spot to contemplate your day? No problem! Flowing easily off of the Dining Room is the stunning Sun Room complete with enormous sliding doors and breathtaking views of the outdoor gardens. A private Bluestone Patio, with outstanding views of the lush backyard, is easily accessed from the Sun Room. And if that wasn't enough, don't miss the outstanding Family Room perfect for movie watching or game night. Custom oak built ins, rustic ceiling beams and oversized sliding doors bringing in the idyllic outdoors make this the ultimate retreat.





Another showstopper of 74 Druid Hill is the idyllic property and seamlessly endless bluestone walkways and patios. Accessed from both the Kitchen, Sun Room and Family Room, don't miss the serene large Bluestone Patio and lush backyard, ideal for al fresco dining or hosting family and friends.

Ready to retire for the evening? Walk down the hall to find the sun-drenched Master Bedroom Suite with 2 custom Closets and a roomy Master Bathroom. Two other spacious bedrooms with custom closets round out the sleeping area. Bedrooms 2 and 3 share the tastefully renovated Full Hall Bathroom. A staircase to the Second Level opens up to living space that runs the entire length of the house and that can be customized to your heart's desire. Whether it's additional bedrooms, office space or a teen homework/lounge area, there is room for it all!

And there's more...The unfinished above ground Lower Level, which runs the full length of the home, has tons of potential for a Mud Room, Recreation Room, Game Room and Wine Cellar.

Simply put, it is not often that you find a home of this caliber with this level of potential for expansion. With its proximity to New York City, easy access to Midtown Direct train service, sought after school district and convenience to fantastic shopping and restaurants in downtown Summit, you will undoubtedly want to call 74 Druid Hill Drive home.



INSIDE & OUT

THE FLOOR PLAN

FIRST LEVEL

- Entry Foyer featuring original farmhouse style front door, hardwood floors, designer semi flush mount light fixture, double door Coat Closet, baseboard molding, crown molding
- Living Room featuring hardwood floors, wood burning fireplace with custom millwork mantle and stone surround and hearth, bay window with window seat, 2 additional oversized windows, custom roller shades throughout, baseboard molding, crown molding, antique scone
- Butler's Pantry featuring original built in cabinetry including drawers and glass door cabinetry, Closet with floor to ceiling shelving
- Dining Room featuring hardwood floors, wainscoting, picture window with window seat overlooking backyard, designer wood grain pendant light fixture from Spain, crown molding, large pass through window to Kitchen
- Sun Room featuring Chiliwich flooring, 8' oversized sliding glass doors out to private Bluestone Patio and overlooking idyllic yard, crown molding, baseboard molding, windows at two exposures with window shutters
- Gourmet Chef's Kitchen featuring designer tile flooring, custom Pogenpohl kitchen cabinets - lacquered base cabinets with resin upper cabinets, custom storage/pullouts throughout, Caesarstone Countertops, Ann Sacks glass tile backsplash, island with seating for 4, Italian Pendant lights over island, 2 Franke stainless sinks, commercial style fixtures, Wolf stainless 6

burner oven/range, Kitchen Aid stainless wall oven, Kitchen Aid stainless built in microwave, Leber fully integrated refrigerator/freezer, Zephyr range Hood, Kitchen Aid wine refrigerator with wine bar, Bosch Dishwasher, recessed lighting, glass door out to Bluestone Patio

- Hallway off of Kitchen with Broom Closet
- Family Room featuring hardwood floors, custom oak built ins with open and concealed storage below, rustic wood beams at ceiling, rustic baseboard molding, 8 foot oversized sliding doors out to larger rear Bluestone Patio

SECOND LEVEL

- Framed "stand up" Second Level that runs entire length of the house with tons of potential for additional living space and already with roughed plumbing

LOWER LEVEL

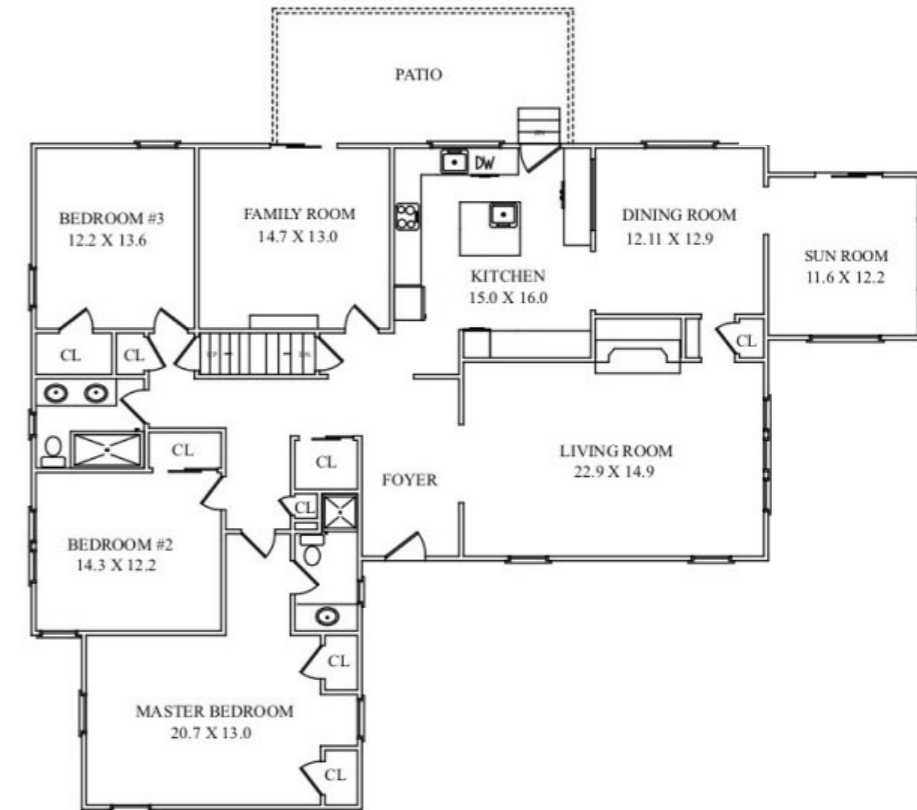
- Unfinished Lower Level that runs full length of the house, tons of potential for Mud Room off garage, Recreation Room, Arts and Crafts Room and/or Wine Cellar
- Laundry Area featuring Whirlpool front loader washer and dryer, utility sink
- 2 car garage with electric door, peg storage wall

FRONT AND BACKYARD

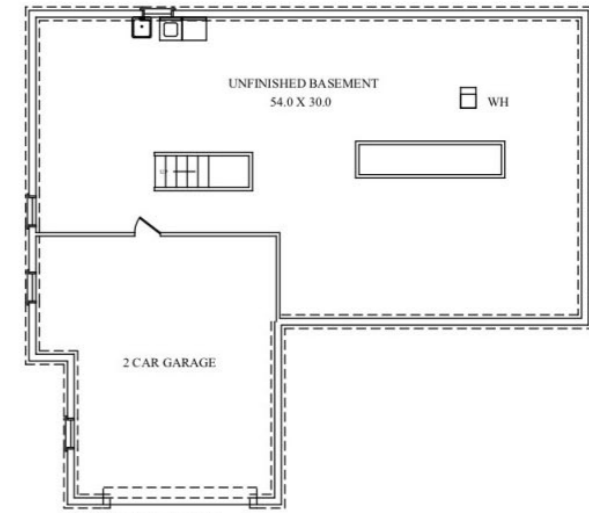
- Winding bluestone walkway up to front door landing
- Front Door Landing featuring Bluestone Patio, brick retaining walls, bluestone steps with brick risers, covered porch are
- Professionally landscaped front yard
- Private Bluestone Patio off of Sun Room
- Larger Bluestone Patio off of Kitchen and Family Room featuring brick retaining wall
- Bluestone steps and bluestone path around perimeter of house
- Idyllic private yard with stepping stones, mature specimen trees and blooming perennials

ADDITIONAL FEATURES & UPGRADES

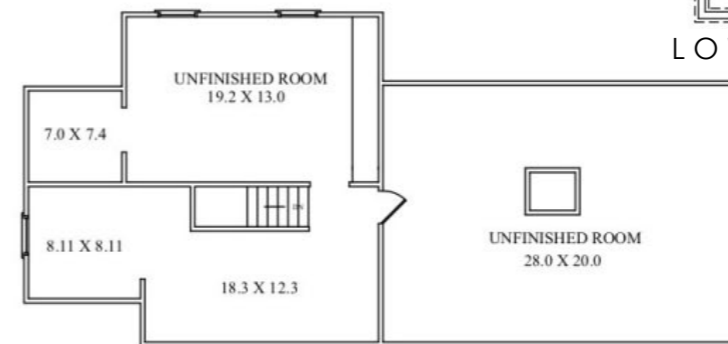
- Custom Stain hardwood floors throughout
- Brushed Nickel Ashley Norton Hardware throughout
- Axor Grohe fixtures throughout
- Slate Roof
- Custom Marvin Windows



FIRST LEVEL



LOWER LEVEL



SECOND LEVEL



CELL: 973.936.9129
 OFFICE: 973.376.0033 x101
 EMAIL: info@sueadler.com
 sueadler.com/74DruidHill



All information deemed reliable but not guaranteed